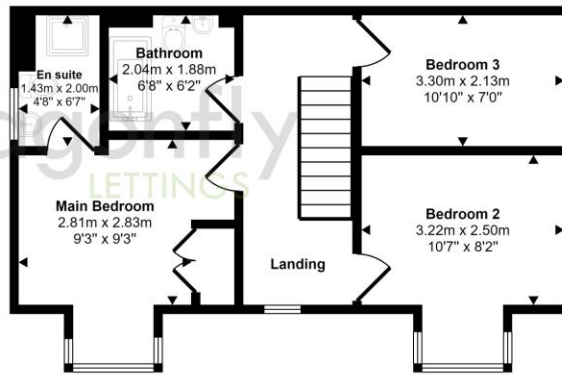
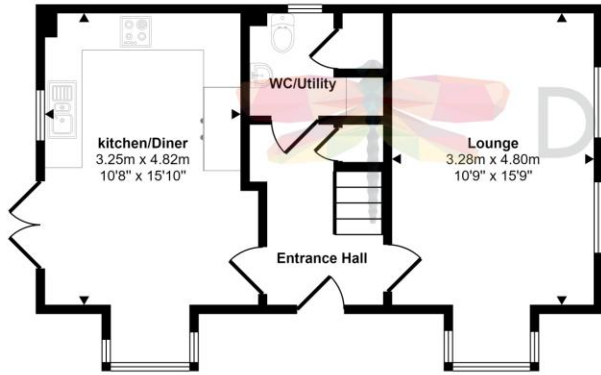


Approx Gross Internal Area
90 sq m / 968 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

OUTSIDE

The property fronts onto a cul de sac area and boasts areas of artificial lawn, bounded by hedging and featuring mature shrub borders, plus a pathway leading to the entrance. The tandem off-road parking is to the rear of the property and is partially under a shared carport. A gate off the driveway leads through to the approx. 35' x 20' max. rear garden which is mainly laid to lawn and features a patio area abutting the property.

DIRECTIONS

From Norwich city centre, head south on Newmarket Road (A11) toward the Norfolk and Norwich University Hospital. Turn into the Round House Park development and continue over the roundabout, onto the next roundabout and take the second exit to stay on Round House Way. Turn right onto Dragonfly Lane between Tesco and the care home and take the second left onto Rowan Way, where the property can be found on the right-hand side.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

D

Energy Efficiency Rating Current B 90 Potential A 92



01603 760 770
hello@dragonflylettings.com
www.dragonflylettings.com
Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



This part-furnished link-detached home on the popular Round House Park development has plenty on offer! Located near the hospital and UEA, the property features 3 bedrooms, a modern kitchen/diner with integrated appliances, separate lounge, plus a low maintenance rear garden and off-road parking under a carport.

Rowan Way

Cringleford | Norwich | Norfolk | NR4 7PZ

£1,600 pcm

Part-furnished link-detached family home situated in a highly popular and sought-after location

Immaculately presented accommodation throughout

3 first floor bedrooms including 2 with storage and en-suite to main bedroom

Stunning modern kitchen/diner featuring integrated appliances and garden access

Generous bay-fronted dual aspect lounge

Ground floor WC/utility, first floor family bathroom and en-suite shower room

Gas central heating and double glazing

Tandem off-road parking under a carport and enclosed rear garden

Ideally located for amenities, schools, road links, UEA and NNUH

Available end of January 2024!

